

County/State: Orange
 Town/Village: Warwick
 Property Type: Cattle Farm
 Property Address: St Hwy 17A & 94

Tract No: 110265
 Tax I.D. No: 31-2-64.32
 Acreage: 9.00
 School District: Warwick Csd

ORIGINAL GRANTOR OF EASEMENT:

Sanford, John W. Estate: Bertha F. Sanford;
 John W. Sanford, Jr., Frances S. Bradner;
 Elizabeth S. Lewis, direct heirs

BK: 1124 PG: 535 DATE: 5/22/1949 RIGHTS: Multi-line WIDTH: 16'-19'

ORIGINAL GRANTEE OF EASEMENT:

Home Gas Company

LIMITED TITLE CERTIFICATE

TRACT NAME: John W. Sanford, III

ATTACH PROPERTY
DESCRIPTION



METES & BOUNDS
LOCATED



METES & BOUNDS NOT
LOCATED

2006
12/30/2005

The real estate taxes on the described property were paid for the year \$15.12, by

Unknown whose address is PO Box 105

Warwick, NY 10990

Assessed Value: Land: \$13,500

Total: \$13,500

Names/Dates searched for Deeds, Mortgages, Bankruptcies, Judgments, & Liens:

1. John W Sanford, III- 1/17/1987 to 1/17/2007

CHAIN OF TITLE

Grantor	Grantee	Inst.	Date	Bk/Pg
John Wheeler Sanford, Jr.	John W. Sanford, III	Correction Deed for 2860/255	10/28/1996	4485/339 Attachment #1
John Wheeler Sanford, Jr.	John W. Sanford, III	Special Warranty	12/23/1987	2860/255 Attachment #2
Dorothy A. Sanford Frances Sanford Bradner & Elizabeth Sanford Lewis (all the undivided right, title and interest devised under the Last Will and Testament of John Wheeler Sanford)	John Wheeler Sanford, Jr. & Dorothy A. Sanford	Special Warranty	3/11/1970 4/7/1956	1842/495 Attachment #3 1387/123 Attachment #4

EASEMENTS

John Wheeler Sanford Jr.	Orange & Rockland Utilities, Inc.	ROW Agreement	6/17/1986	2531/139 Attachment #5
Bertha Furman Sanford & John Wheeler Sanford Jr.	Rockland Light & Power Company	ROW Agreement	12/4/1953	1290/437 Attachment #6
John W Sanford John W Sanford, Jr. Frances S Bradner Elizabeth S Lewis	Home Gas Company	Easement	5/22/1949	1124/535 Attachment #7
John W Sanford	Orange & Rockland Electric Company	Easement	5/21/1929	692/590 Attachment #8
John W Sanford	Central Hudson Gas & Electric Company	Easement	2/27/1926	662/496 Attachment #9

MORTGAGES

Mortgagor	Mortgagee	Amount	Date	Bk/Pg
None of record				

BANKRUPTCIES

None of record				
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JUDGEMENTS

None of record				
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LIENS

None of record				
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PENDING LITIGATION

Plaintiff	Defendant	Amount	Date	Case No
Adam J Filipowski Tinie Filipowski	John W Sanford & Son, Inc. & Co-Partners, John W Sanford, III R Eric Nilsestuen & Sixty-Eight Main Street Realty Company	Monetary Damages	11/12/1993	7228/93 Attachment #10

Title Searcher	Date	Tract No:
Terry Tupaj	1/22/2007	110187

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE NAME(S) OF PARTY(S) TO DOCUMENT BLACK INK

JOHN WHEELER SANFORD, JR. a/k/a
John W. Sanford, Jr.

TO

JOHN W. SANFORD, III.

SECTION 201 BLOCK 2 LOT 1
31 2 64.2
31 2 64.2
201 3 66.2
40

RECORD AND RETURN TO:
(Name and Address)

BEATTIE & KRAHULIK, ESQS.
Two Bank Street - P.O. Box 391
Warwick, New York 10990

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED X MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

2089 BLOOMING GROVE (TN) 4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG)
2289 CHESTER (TN) 4203 MONTGOMERY (VLG)
2201 CHESTER (VLG) 4205 WALDEN (VLG)
2489 CORNWALL (TN) 4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG) 4401 OTISVILLE (VLG)
2600 CRAWFORD (TN) 4600 NEWBURGH (TN)
2800 DEERPARK (TN) 4800 NEW WINDSOR (TN)
3089 GOSHEN (TN) 5089 TUXEDO (TN)
3001 GOSHEN (VLG) 5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG) 5200 WALLKILL (TN)
3005 CHESTER (VLG) 5489 WARWICK (TN)
3200 GREENVILLE (TN) 5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN) 5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG) 5405 WARWICK (VLG)
3689 HIGHLANDS (TN) 5600 WAWAYANDA (TN)
3801 HIGHLAND FALLS (VLG) 5889 WOODBURY (TN)
3889 MINISINK (TN) 5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

NO. PAGES 3 CROSS REF 1
CERT. COPY _____ AFFT. FILED _____

PAYMENT TYPE: CHECK _____
CASH _____
CHARGE X _____
NO FEE _____

CONSIDERATION \$ 0
TAX EXEMPT _____

MORTGAGE AMT \$ _____
DATE _____

MORTGAGE TYPE:

(A) COMMERCIAL
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000.
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR.UNION
(J) NAT.PER-CR.UNI OR 2
(K) CONDO

9999 HOLD

RECEIVED FROM: Beattie & Krahulik

JOAN A. MACCHI
Orange County Clerk

LIBER 448570 339

LIBER 4485 PAGE 339
ORANGE COUNTY CLERK'S OFFICE 55302 SH
RECORDED/FILED 11/20/96 04:08:40 PM
FEES 44.50 EDUCATION FUND 5.00
SERIAL NUMBER: 003230
DEED CNTL NO 62674 RE TAX .00

110265.02

FORM 357 N. Y. DEED - Covenant Against Greater with Lien Covenant REV. (3-72)

TUTTLEBANK REGISTERED U. S. PATENT OFFICE
TUTTLEBANK PRINT, PUBLISHERS, BURLINGAME, CALIF. 94010**This Indenture,**Made the 28th day of OCTOBER
Nineteen Hundred and Ninety-six,Between JOHN WHEELER SANFORD, JR.,
residing at 93 Maple Avenue, Village of
Warwick, County of Orange, State of New York 10990;State of New York
County of }

SS.

Recorded on the day
of A. D., 19 at
o'clock M. in liber
of DEEDS at page
and examined.

Clerk

part y of the first part, and
JOHN W. SANFORD, III., residing at 105 Rt. 94 North (Seward Highway), Town of
Warwick, County of Orange, State of New York 10990;

Witnesseth that the part y of the first part, in consideration of part y of the second part,

ONE and 00/100 _____ Dollar (\$ 1.00)
lawful money of the United States,
paid by the part y of the second part, does hereby grant and release unto the party
of the second part, his distributees and assigns forever, allTHOSE TRACTS OR PARCELS OF LAND situate, lying and being in the Village and Town
of Warwick, County of Orange and State of New York, bounded and described as
follows:

FIRST PARCEL: BEGINNING at a heap of stones on the most eastern part of said farm and adjoining the land of William L. Benedict and runs thence first along the lands of Ross W. Sly and A.D. Demerest North 55-1/4° West 74 chains to the lands of Mary Baird; thence second along the lands of said Baird south 13° east 10 chains and 80 links to a heap of stones on the corner of James A. Benedict lands; thence third along said Benedict's line South 14° east 11 chains and 75 links to a stake and stone; thence fourth south 15° east 17 chains and 46 links to a stake and stones; thence fifth along the lands of said J.A. Benedict and William Penny south 12° east 15 chains and 29 links to the land of Thomas M. Hyatt; thence sixth along the lands of said Hyatt and Charles Coats north 76-1/2° east 7 chains and 73 links to lands of Ann Aliza Stewart; thence along said Stewart's land north 15° east 1 chain and 95 links to a stake and stones; thence still along Stewart's land south 78° east 4 chains and 18 links; thence along said Stewart's land and lands of Gideon S. Bradner and Bradner Brothers' lands and the lands of William L. Benedict north 76-1/2° east 36 chains and 47 links to the place of beginning. Containing about 134 acres of land more or less.

EXCEPTING THEREOUT AND THEREFROM a small strip of land conveyed by Ezra Sanford and wife to Ann E. Stewart dated on or about November 21st., 1870.

SECOND PARCEL: BEGINNING at a stake in the line of the lands of the party of the first part and Ezra Sanford and runs thence along said line north 77-1/4° east 4 chains and 14 links to center of highway; thence along the center of said highway south 14-1/2° west 1 chain and 71 links; thence north 78° west 3 chains and 69 links to the place of beginning. Containing 315/1000 of an acre of land.

THIRD PARCEL: BEGINNING at the southeast corner of the lands of John Burt in the highway leading from the lands of the Bradner Brothers to John Burt and running thence along said highway south 44° east 11 chains and 78 links to a stake and stones; thence along the same south 54° east 4 chains to the lands of James A. Benedict; thence along said Benedict's land north 60° east 4 chains and 26 links to a stake and stones; thence along the same north 67-3/4° east 20 chains and 46 links to the lands of G.W. Sanford; thence along said Sanford's lands north 11° west 5 chains and 66 links to a stake and stones; thence passing through the center of a large rock oak tree standing about one rod from the corner north 84° west 24 chains and 39 links to the lands of John Burt; thence along said Burt's lands south 31-1/2° west 4 chains and 63 links to a stake and thence still along

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said Burt's lands south 64-3/4° west 6 chains and 85 links to the place of beginning. Containing 35 acres and 61/100 of an acre.

EXCEPTING THEREOUT AND THEREFROM about 39/100 of an acre conveyed to Frederick Frazer and Margaret Frazer, his wife, by deed dated August 17th, 1909 and recorded in Book 520 of Deeds at Page 411 on January 4, 1911.

FOURTH PARCEL: BEGINNING at the northwest corner of the lands of Charles Coates (now Agnes S. Wilder) and runs thence south 18° and 30' west 9 chains and 62 links to the middle of the highway; thence along the center of said highway north 64-1/2° west 7 chains and 41 links; thence north 13° east 3 chains and 98 links; thence north 77° east 9 chains and 4 links to the place of beginning. Containing about 5 acres more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM about 93/100 of an acre conveyed by the said George W. Sanford and wife to Charles A. Bowen by deed bearing the date March 31, 1884 and recorded in Orange County Records of deeds in Book No. 328 at Page 182 on April 9, 1884.

EXCEPTING from the premises hereby conveyed two parcels of land aggregating 1.06 acres conveyed to Miles Carrington Hannah by John W. Sanford and wife.

EXCEPTING a lot 125 feet by 75 feet conveyed to the Home Gas Company and SUBJECT to the easement for a gas pipe line heretofore granted to said Home Gas Company, and also to an easement heretofore granted to Central Hudson Gas & Electric Co., for electric power line.

PREMISES hereby conveyed are subject to a right of way twenty feet in width along the northerly boundary of said premises leading from the Sleepy Valley Road to a lot of 8.02 acres conveyed by Bertha F. Sanford to M. Renfrew Bradner, Jr. and John Henry Bradner by deed dated September 16, 1938, recorded in Book 1229, Page 494.

SUBJECT to grant to Rockland Light and Power Company, recorded December 9, 1953 in Book 1290, Page 437.

SUBJECT also to grants to Orange & Rockland Electric Company.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. and Dorothy A. Sanford, his wife, to August M. Kleeman, Jr. and Josephine B. Kleeman, his wife, dated April 25, 1964 and recorded May 18, 1964 in Liber 1662 of Deeds, Page 1184, Orange County Clerk's Office.

EXCEPTING THEREFROM premises conveyed by John Wheeler Sanford, Jr. and Dorothy A. Sanford, his wife, to John W. Sanford, III. by deed dated April 14, 1966, and recorded April 18, 1966 in Liber 1741 of Deeds, Page 280, Orange County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. to John Wheeler Sanford, Jr. and Dorothy A. Sanford, his wife, by deed dated March 11, 1970, and recorded March 16, 1970 in Liber 1842 of Deeds, Page 492, Orange County Clerk's Office.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. to Charles C. Ashley and Corinna S. Ashley by deed dated March 30, 1971 and recorded April 15, 1971 in Liber 1870 of Deeds, Page 743 Orange County Clerk's Office.

ALSO EXCEPTING THEREOUT AND THEREFROM premises conveyed by John W. Sanford, Jr., a/k/a John Wheeler Sanford, Jr., to Alfred R. Lewis and Corinna S. Lewis, his wife, by deed dated December 31, 1985, and recorded January 15, 1986 in Liber 2465 of Deeds, Page 174 Orange County Clerk's Office.

BEING a portion of the premises conveyed by Dorothy A. Sanford to John Wheeler Sanford, Jr. by deed dated March 11, 1970, and recorded March 16, 1970 in Liber 1842 of Deeds, Page 495 Orange County Clerk's Office.

This deed is executed and delivered to correct an error in the description of the premises described in deed from John W. Sanford, Jr. to John W. Sanford, III. dated December 23rd, 1987, and recorded December 28, 1987 in Liber 2860 of Deeds, Page 255, Orange County Clerk's Office.

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11026502

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party his distributees

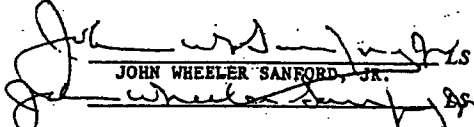
of the second part, and assigns forever.

And the part of the first part covenant that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of


JOHN WHEELER SANFORD, JR.

LS

LS

State of New York

County of ORANGE

before me, the subscriber, personally appeared

ss. On this 28th day of October, Nineteen Hundred and Ninety-six,

JOHN WHEELER SANFORD, JR.

to me personally known and known to me to be the same person described in and who executed the within instrument, and he duly acknowledged to me that he executed the same.


Notary Public

EMIL R. KRAHLIK
Notary Public, State of New York
Qualified in Orange County
Commission Expires February 28, 1998

LIB 44856 342

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For and in consideration of One Dollar (\$1.00) to
John W. Sanford Estate:
in hand paid,-----

Them

Berthe F. Sanford; John W. Sanford, Jr.,

Frances S. Bradner; Elizabeth S. Lewis, direct heirs,
of Warwick, New York
(No Street Address)

Home Gas Company, *
~~Home Gas Company, Inc.~~

herein designated as the Grantor do Grant and Convey to
herein designated as the Grantee, its successors and assigns, the right and privilege to lay, maintain,
operate, repair, change and remove a pipe line over and through lands situated in the Town & Village
County of Orange in the State of New York, bounded and described as follows:

On the north by lands of Hannah Sly, et al

On the east by lands of A. D. Vanderburgh

On the south by lands of George Hansen; Paul Boughton, et al

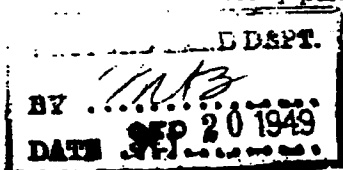
On the west by lands of Town Road

The Grantee's proper representatives are hereby granted the right of ingress, egress and regress
to and from the above described lands, together with the right to maintain, operate, repair and remove
its existing pipe lines for the transportation of gas on said land. It is provided that the Grantor may
fully enjoy the use of said premises, except for the purposes herein granted to said Grantee, and said
Grantee to compensate for any damages, both real and personal, which may arise from laying, main-
taining, operating, repairing, and removing said pipe line, said damages if not mutually agreed upon
to be ascertained and determined by three disinterested persons, one to be appointed by the Grantor,
Their heirs and assigns, one by the Grantee, its successors or assigns, and the third by
the two appointed as aforesaid, and the award of such three persons shall be final and conclusive.

The Grantee shall select the exact location of the pipe line after its final surveys have been com-
pleted. And it is hereby further agreed, that the said company, its successors and assigns, may at any
time lay, maintain, operate, repair and remove a second line of pipe alongside of the first line as
herein provided, upon the payment of a like consideration, and subject to the same conditions; also
may change the size of its pipes, the damage, if any, to crops and surface in making such change
to be paid by the Company.

The Grantee agrees to pay One Dollar (\$1.00) per linear rod of right of way at the time
of laying the pipe thereon, and in case no pipe is laid thereon, or such payment per rod is not made
within three years from the date thereof, this grant shall be null and void, and neither party hereto
shall be liable to the other as a result of this instrument, plus the sum of \$622.00 for
depreciation of value of building lots.

It is agreed that the Grantor shall not have a vendor's lien hereunder, and that in lieu of any
such lien, Grantor accepts the Grantee's obligation to pay any consideration in addition to the consid-
eration already paid.



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All payments hereunder may be made to

John W. Sanford Estate

Warwick, New York.

who is hereby authorized to receive and receipt for same.

After construction of the line has been completed, the right-of-way is to be 16 feet wide, except where the pipe line is laid at a distance of 15 feet from the property line, and in those places, the right-of-way is to be 19 feet wide. Final survey to be approved by both the Grantor and the Grantee. It is mutually agreed that the pipe line is to be at least five feet in depth from point beginning at Town Road at West end of property to a point where the line ceases to parallel boundary fence and this section may be used by grantors or assigns as a street or roadway.

IT IS MUTUALLY UNDERSTOOD AND AGREED that this instrument as originally written covers all the agreements and stipulations between the parties, and that no representations or statements, verbal or written, have been made modifying, adding to, or changing the terms of said original right of way.

WITNESS the following signatures and seals this
May , A.D. 19 49

22nd

day of

Signed, sealed and delivered
in presence of:

<i>Dorothy G. Sanford</i>	Witness	<i>Bertha F. Sanford</i>	Grantor
<i>R. S. Bauman</i>	Witness	<i>John W. Sanford Jr.</i>	Grantor
<i>Madeline H. Lewis</i>	Witness	<i>Frances S. Bradner</i>	Grantor
<i>Madeline H. Lewis</i>	Witness	<i>Elizabeth S. Lewis</i>	Grantor

Accepted for Home Gas Company by:

J. H. Palmer

State of New York

County of Orange

of

SS:

Vice Pres.

On this 22nd day of May in the
year Nineteen Hundred and Forty nine
before me, the
subscriber, personally appeared *Bertha F. Sanford, John W. Sanford Jr.,
Frances S. Bradner and Elizabeth S. Lewis*

to me known and known to me to be the same persons

described in, and

who executed the within Instrument, and they

acknowledged to me that

they

executed the same.

Harold W. Schofield

Harold W. Schofield

Notary Public in the State of New York

My commission expires March 30, 1951

Orange County Clerk's No. 526

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110 265
110 266
110 267
110 267.01
110 267.02
537

State of New York
County of *Broome* SS:

City of Binghamton

On this *31st* day of *May*
year Nineteen Hundred and *forty-nine*
subscriber, personally appeared

in the
before me, the

L. E. Palmer

to me known and known to me to be the same person
who executed the within Instrument, and
he executed the same.

described in, and
he acknowledged to me that

Russell K. Wagstaff
RUSSELL K. WAGSTAFF
Notary Public, State of New York
Residing in Broome County
My commission expires March 30, 1950
cert. filed in Broome Co.

State of New York
County of *Broome* SS:
of

On this
year Nineteen Hundred and
subscriber, personally appeared

day of

in the
before me, the

to me known and known to me to be the same person
who executed the within Instrument, and
he executed the same.

described in, and
he acknowledged to me that

Station 39

RIGHT OF WAY AGREEMENT

THE

Right of Way No. 1319.

Line No. 137 H-1

Grantor John W. Sanford Estate

Address Warwick, New York

Township - Warwick

County Orange

State **New York**

Date May 22nd, 1949

Recorded:

Orange County Clerk's Office, S.S.

Recorded on the 0th day

107 Oct 1

QAL. in Liber 1124 of

at Page 535

Ernest Dymally Clerk

LEONARD & JEN INC

୧୦'୮୭୧୦ ॥
 ୧୦'୮୭୧୦ ॥
 ୭୭୧୦ ॥
 ୫୭୧୦ ॥
 ୧୭୧୦ ॥

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
(This Page is Part of the Instrument)

64.2, 64.3, 65.2
LOT 40
BLOCK 3
SECTION 201

JOHN WHEELER SANFORD, JR.
TO
JOHN W. SANFORD, III

RECORD AND RETURN TO:
(Name and Address)

BEATTIE & KRAHULIK, ESQS.
TWO BANK STREET
P.O. BOX 391
WARWICK, NEW YORK 10990

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 065607 DATE 12-27-87 AFFIDAVIT FILED 19
INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

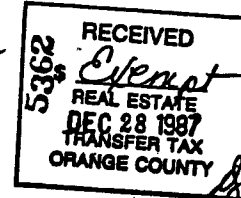
- BG20 Blooming Grove
- CH22 Chester
- CO24 Cornwall
- CR26 Crawford
- DP28 Deepark
- GO30 Goshen
- GR32 Greenville
- HA34 Hamptonburgh
- HI36 Highland
- MK38 Minisink
- ME40 Monroe
- MY42 Montgomery
- MH44 Mount Hope
- NT46 Newburgh (T)
- NW48 New Windsor
- TU50 Tuxedo
- WL52 Wallkill
- WK54 Warwick
- WA58 Wawayanda
- WO58 Woodbury
- MN09 Middletown
- NC11 Newburgh
- PJ13 Port Jervis
- 9999 Hold

SERIAL NO. _____
Mortgage Amount \$ _____
Exempt Yes ☐ No ☒
3-6 Cooking Units Yes ☐ No ☒
Received Tax on above Mortgage
Basic \$ _____
MTA \$ _____
Spec. Add. \$ _____
TOTAL \$ _____
CHECK ☒ CASH ☐ CHARGE ☐
MORTGAGE TAX \$ _____
TRANSFER TAX \$ E
RECORD. FEE \$ 20-
REPORT FORMS \$ 5-
CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____
ORANGE COUNTY CLERK'S OFFICE S.S.
Recorded on the 20th day of Dec 19 87 at 1:32
O'clock P M. in Liber/Film 2860
Books at page 255 and examined.

Marion S. Murphy
County Clerk



For Corr deed see DB 4485 pg 339, Nov 20, 1996

LIBER 2860 pg 255

FORM 587X N. Y. DEED—Covenant Against Grantor with Lien Covenant

This Indenture,

Made the 23rd day of December
Nineteen Hundred and Eighty-seven,

Between JOHN WHEELER SANFORD, JR.,

residing at 93 Maple Avenue, Village of Warwick, County of Orange, State of New York 10990, Clerk

State of New York
County of } ss.
Recorded on the day
of . A. D., 19 at
o'clock M. in liber
of DEEDS at page
and examined.

party of the first part, and
JOHN W. SANFORD, III, residing at 105 Rt. 94 N (Seward Highway),
Town of Warwick, County of Orange, State of New York 10990

Witnesseth that the party of the first part, in consideration of ONE and 00/100—

lawful money of the United States, Dollar (\$ 1.00)
paid by the party of the second part, does hereby grant and release unto the
part y of the second part, his distributees and assigns forever, all

ALL THOSE TRACTS OR PARCELS OF LAND situate, lying and being in the
Village and Town of Warwick, County of Orange and State of New York,
bounded and described as follows:

FIRST PARCEL: BEGINNING at a heap of stones on the most eastern part of said farm and adjoining the land of William L. Benedict and runs thence first along the lands of Ross W. Sly and A.D. Demerest North 55-1/4° west 74 chains to the lands of Mary Baird; thence second along the lands of said Baird south 13° east 10 chains and 80 links to a heap of stones on the corner of James A. Benedict lands; thence third along said Benedict's line south 14° east 11 chains and 75 links to a stake and stone; thence fourth south 15° east 17 chains and 46 links to a stake and stones thence fifth along the lands of said J.A. Benedict and William Penny south 12° east 15 chains and 29 links to the land of Thomas M. Hyatt; thence sixth along the lands of said Hyatt and Charles Coats north 76-1/2° east 7 chains and 73 links to lands of Ann Aliza Stewart; thence along said Stewart's land north 15° east 1 chain and 95 links to a stake and stones; thence still along Stewart's land south 78° east 4 chains and 18 links; thence along said Stewart's land and lands of Gideon S. Bradner and Bradner Brothers' lands and the lands of William L. Benedict north 76-1/2° east 36 chains and 47 links to the place of beginning. Containing about 134 acres of land more or less.

EXCEPTING THEREOUT AND THEREFROM a small strip of land conveyed by Ezra Sanford and wife to Ann E. Stewart dated on or about November 21st, 1870.

SECOND PARCEL: BEGINNING at a stake in the line of the lands of the party of the first part and Ezra Sanford and runs thence along said line north 77-1/4° east 4 chains and 14 links to center of highway; thence along the center of said highway south 14-1/2° west 1 chain and 71 links; thence north 78° west 3 chains and 69 links to the place of beginning. Containing 315/1000 of an acre of land.

THIRD: BEGINNING at the southeast corner of the lands of John Burt in the highway leading from the lands of the Bradner Brothers to John Burt and running thence along said highway south 44° east 11 chains and 78 links to a stake and stones; thence along the same south 54° east 4 chains to the lands of James A. Bonedict; thence along said Bonedict's land north 60° east 4 chains and 26 links to a stake and stones; thence along the same north 67-3/4° east 20 chains and 46 links to the lands of G. W. Sanford; thence along said
(CONTINUED)

Sec. 201 - Blk. 4 - Lot 1
Sec. 31 - Blk. 2 - Lots 64.2, 64.32 & 66.2
Sec. 201 - Blk. 3 - Lot 40

2860 PG 256

Sanford's lands north 11° west 5 chains and 66 links to a stake and stones; thence passing through the center of a large rock oak tree standing about one rod from the corner north 84° west 24 chains and 39 links to the lands of John Burt; thence along said Burt's lands south 31-1/2° west 4 chains and 63 links to a stake and thence still along said Burt's lands south 64-3/4° west 6 chains and 85 links to the place of beginning. Containing 35 acres and 61/100 of an acre.

EXCEPTING THEREOUT AND THEREFROM about 39/100 of an acre conveyed to Frederick Frazer and Margaret Frazer, his wife, by deed dated August 17th, 1909 and recorded in Book 520 of Deeds at Page 411 on January 4, 1911.

FOURTH PARCEL: BEGINNING at the northwest corner of the lands of Charles Coates (now Agnes S. Wilder) and runs thence south 18° and 30' west 9 chains and 62 links to the middle of the highway; thence along the center of said highway north 64-1/2° west 7 chains and 41 links; thence north 13° east 3 chains and 98 links; thence north 77° east 9 chains and 4 links to the place of beginning. Containing about 5 acres more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM about 93/100 of an acre conveyed by the said George W. Sanford and wife to Charles A. Bowen by deed bearing the date March 31, 1884 and recorded in Orange County Records of deeds in Book No. 328 at Page 182 on April 9, 1884.

EXCEPTING from the premises hereby conveyed two parcels of land aggregating 1.06 acres conveyed to Miles Carrington Hannah by John W. Sanford and wife.

EXCEPTING a lot 125 feet by 75 feet conveyed to the Home Gas Company and SUBJECT to the easement for a gas pipe line heretofore granted to said Home Gas Company and also to an easement heretofore granted to Central Hudson Gas & Electric Co., for electric power line.

PREMISES hereby conveyed are subject to a right of way twenty feet in width along the northerly boundary of said premises leading from the Sleepy Valley Road to a lot of 8.02 acres conveyed by Bertha F. Sanford to M. Renfrew Bradner, Jr. and John Henry Bradner by deed dated September 16, 1938, recorded in Book 1229, Page 494.

SUBJECT to grant to Rockland Light and Power Company, recorded December 9, 1953 in Book 1290, Page 437.

SUBJECT also to grants to Orange & Rockland Electric Company.

BEING the same premises conveyed by Frances Sanford Bradner and Elizabeth Sanford Lewis to John Wheeler Sanford, Jr., and Dorothy A. Sanford, his wife, by deed dated April 7, 1956, and recorded May 23, 1956, in Liber 1387 of Deeds, Page 123, Orange County Clerk's Office.

EXCEPTING THEREFROM premises conveyed by John Wheeler Sanford, Jr., and Dorothy A. Sanford, his wife, to John W. Sanford, III, by deed dated April 14, 1966, and recorded April 18, 1966, in Liber 1741 of Deeds, Page 280, Orange County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. and Dorothy A. Sanford, his wife to August M. Kleeman, Jr. and Josephine B. Kleeman, his wife, dated April 25, 1964 and recorded May 18, 1964 in Liber 1662 of Deeds, Page 1184, Orange County Clerk's Office.

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LIBER 2860 pg 257

SUBJECT to the right of way granted by said conveyance, the fee title thereto being included in the within conveyance of lands to the party of the second part.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. and Dorothy A. Sanford, his wife to F. Demorest Knapp, Jr. by deed dated January 5, 1971, and recorded September 21st, 1971 in Liber 1884 of Deeds, Page 1149, Orange County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. to Charles C. Ashley and Corinna S. Ashley, his wife, by deed dated March 30, 1971 and recorded April 15, 1971 in Liber 1870 of Deeds, Page 743, Orange County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM premises conveyed by John Wheeler Sanford, Jr. to Alfred R. Lewis and Corinna S. Lewis, his wife, by deed dated December 31, 1985 and recorded January 15, 1986 in Liber 2465 of Deeds, Page 174, Orange County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM the dwelling and barn and 3.7± acres of land, situate, lying and being on the westerly side of Maple Avenue and New York State Route 17A (County Highway 94) shown and designated on the Village of Warwick tax map as Section 201, Block 3, Lot 31.

BEING a portion of the lands conveyed by Dorothy A. Sanford to John Wheeler Sanford, Jr. by deed dated March 11, 1970, recorded March 16, 1970 in Liber 1842 of Deeds, Page 495, Orange County Clerk's Office.

ALSO, being a portion of the premises conveyed by Frances Sanford Bradner and Elizabeth Sanford Lewis to John Wheeler Sanford, Jr. and Dorothy A. Sanford, his wife, dated April 7th, 1956, and recorded May 23rd, 1956 in Liber 1387 of Deeds, Page 123, Orange County Clerk's Office.

SUBJECT to an Option to Purchase bearing even date herewith between the parties hereto and Dorothy A. Sanford as to so much of the lands herein being conveyed to the party of the second part, situate, lying and being on the westerly side of New York State Highway 17A (Orange County Highway 94) and,

ALSO SUBJECT to an Option to Purchase bearing even date herewith between the parties hereto and Corinna S. Lewis as to so much of the lands herein being conveyed to the party of the second part, situate, lying and being on the easterly side of New York State Highway 17A (Orange County Highway 94).

-3-

Sec. 201 - Blk. 4 - Lot 1
Sec. 31 - Blk. 2 - Lots 64.2, 64.32 & 66.2
Sec. 201 - Blk. 3 - Lot 40

BEATTIE & KRAHULIK
Attorneys at Law
2 Park Square
Warwick, New York
10770

LIBER 2860 pg 258

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,


Do have and to hold the premises herein granted unto the party of the second part, his distributees and assigns forever.

And the part of the first part covenant that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set hand and seal the day and year first above written.

In Presence of


JOHN WHEELER SANFORD, JR.

State of New York
County of Orange } ss. On this 23rd day of December
before me, the subscriber, personally appeared Nineteen Hundred and Eighty-seven,

JOHN WHEELER SANFORD, JR.

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.


Notary Public

THOMAS R. KRAMER
Notary Public, State of New York
Qualified in Orange County
Commission Expires 12-31-2010
2-28-1990

LIBR 2860 PG 259

This Indenture,

County of

Recorded on the _____ day
of _____ A. D., 19 _____ at
_____ o'clock _____ M. in liber
of DEEDS at page _____
and examined.

Clerk

Made the 11th day of March

Nineteen Hundred and Seventy,

Between DOROTHY A. SANFORD,

residing at no number Maple Avenue,
Village of Warwick, County of Orange,
State of New York,

party of the first part, and

JOHN WHEELER SANFORD, JR., residing at no number Maple Avenue,
Village of Warwick, County of Orange, State of New York,

Witnesseth that the party of the first part, in consideration of _____ part y of the second part,

ONE _____ Dollar (\$1.00 --)

lawful money of the United States,
paid by the party of the second part, does hereby grant and release unto the
party of the second part, his distributees and assigns forever, all
her right, title and interest of, in and to ALL THOSE TRACTS OR
PARCELS OF LAND situate, lying and being in the Village and Town of
Warwick, County of Orange and State of New York, bounded and
described as follows:

FIRST PARCEL: BEGINNING at a heap of stones on the most eastern
part of said farm and adjoining the land of William L. Benedict and
runs thence first along the lands of Ross W. Sly and A. D. Demerest
north 55½° west 74 chains to the lands of Mary Baird; thence second
along the lands of said Baird south 13° east 10 chains and 80 links
to a heap of stones on the corner of James A. Benedict lands; thence
third along said Benedicts line south 14° east 11 chains and 75
links to a stake and stone; thence fourth south 15° east 17 chains
and 46 links to a stake and stones thence fifth along the lands of
said J. A. Benedict and William Penny south 12° east 15 chains and
29 links to the land of Thomas M. Hyatt; thence sixth along the
lands of said Hyatt and Charles Coats north 76½° east 7 chains and
73 links to lands of Ann Aliza Stewart; thence along said Stewarts
land north 15° east 1 chain and 95 links to a stake and stones;
thence still along Stewart's land south 78° east 4 chains and 18
links; thence along said Stewart's land and lands of Gideon S.
Bradners and Bradner Brothers lands and the lands of William L.
Benedict north 76½° east 36 chains and 47 links to the place of
beginning. Containing about 134 acres of land more or less.

EXCEPTING THEREOUT AND THEREFROM a small strip of land conveyed by
Ezra Sanford and wife to Ann E. Stewart dated on or about Nov. 21st,
1870.

SECOND PARCEL: BEGINNING at a stake in the line of the lands of
_____ and runs thence along

thence along said Benedict's land north 60° east 4 chains and 26 links to a stake and stones; thence along the same north 67½° east 20 chains and 46 links to the lands of G. W. Sanford; thence along said Sanford's lands north 11° west 5 chains and 66 links to a stake and stones; thence passing through the center of a large rock oak tree standing about one rod from the corner north 84° west 24 chains and 39 links to the lands of John Burt; thence along said Burt's lands south 31½° west 4 chains and 63 links to a stake and thence still along said Burt's lands south 64½° west 6 chains and 85 links to the place of beginning. Containing 35 acres and 61/100 of an acre.

EXCEPTING THEREOUT AND THEREFROM about 39/100 of an acre conveyed to Frederick Frazer and Margaret Frazer, his wife, by deed dated Aug. 17th, 1909 and recorded in book 520 of deeds at page 411 on Jan. 4, 1911.

FOURTH PARCEL: BEGINNING at the northwest corner of the lands of Charles Coates (now Agnes S. Wilder) and runs thence south 18° and 30' west 9 chains and 62 links to the middle of the highway; thence along the center of said highway north 64½° west 7 chains and 41 links; thence north 13° east 3 chains and 98 links; thence north 77° east 9 chains and 4 links to the place of beginning. Containing about 5 acres more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM about 93/100 of an acre conveyed by the said George W. Sanford and wife to Charles A. Bowen by deed bearing date March 31, 1884 and recorded in Orange County Records of deeds in book No. 328 at page 182 on April 9, 1884.

EXCEPTING from the premises hereby conveyed two parcels of land aggregating 1.06 acres conveyed to Miles Carrington Hannah by John W. Sanford and wife.

EXCEPTING a lot 125 feet by 75 feet conveyed to the Home Gas Company and SUBJECT to the easement for a gas pipe line heretofore granted to said Home Gas Company and also to an easement heretofore granted to Central Hudson Gas & Electric Co. for electric power line.

Premises hereby conveyed are subject to a right of way twenty feet in width along the northerly boundary of said premises leading from the Sleepy Valley Road to a lot of 8.02 acres conveyed by Bertha F. Sanford to M. Renfrew Bradner, Jr. and John Henry Bradner by deed dated Sept. 16, 1938 recorded in book 1229 page 494.

SUBJECT to grant to Rockland Light and Power Company recorded December 9, 1953 in book 1290 page 437.

SUBJECT also to grants to Orange & Rockland Electric Company.

BEING the same premises conveyed by Frances Sanford Bradner and Elizabeth Sanford Lewis to John Wheeler Sanford, Jr., and Dorothy A. Sanford, his wife, by deed dated April 7, 1956, and recorded May 23, 1956, in Liber 1387 of Deeds, Page 123, Orange County Clerk's Office.

EXCEPTING THEREFROM premises conveyed by John Wheeler Sanford, Jr., and Dorothy A. Sanford, his wife, to John W. Sanford, III, by deed dated April 14, 1966, and recorded April 18, 1966, in Liber 1741 of Deeds, Page 280, Orange County Clerk's Office.

SUBJECT to the lien of a Mortgage, given by John W. Sanford, Jr.,

Together with the appurtenances and all the estate and right of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, their distributees and assigns forever.

And the party of the first part covenants that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid;

And That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

John J. Beatty

Dorothy A. Sanford
DOROTHY A. SANFORD

State of New York
County of ORANGE

On this 11th day of March
ss. Nineteen Hundred and Seventy,
before me, the subscriber, personally appeared

----- DOROTHY A. SANFORD -----

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she duly acknowledged to me that she executed the same.

John J. Beatty
Notary Public

JOHN J. BEATTY, II
NOTARY PUBLIC IN THE STATE OF NEW YORK
MY COMMISSION EXPIRES MARCH 20, 1978
ORANGE COUNTY CLERK'S NO. 13

LIBER 1842 PG 498



FORM 687 N. Y. DEED—Covenant Against Grantor with Lien Covenant
(Laws of 1917, Chap. 681, Statutory Form C, Chap. 627 Laws of 1932)

TUTBLANK REGISTERED U.S. PAT. OFFICE
Title Law Print Publishers, Rutland, Vt.

123

This Indenture,

Made the 7th day of April Nineteen Hundred and Fifty-Six

Between FRANCES SANFORD BRADNER, residing at 44 Maple Avenue
Warwick, N. Y. and
ELIZABETH SANFORD LEWIS, residing at 12 East 73rd St.
New York, N. Y.

parties of the first part, and

JOHN WHEELER SANFORD, JR. and DOROTHY A. SANFORD, his wife,
residing in the Town of Warwick, Orange County, New York
(having no street address)

parties of the second part,

Witnesseth, that the parties of the first part, in consideration of

----- One Dollar
(\$ 1.00 - - -) lawful money of the United States, and other valuable
consideration *paid by the parties of the second part,*

do hereby grant and release unto the parties of the second part,

their heirs *and assigns forever, all the undivided right, title and
interest devised to the parties of the first part under the last will
and testament of John Wheeler Sanford, deceased, in and to*

ALL those certain pieces, parcels or tracts of land situate in
the said Town of Warwick, County of Orange, and State of New York,
bounded and described as follows:

First Parcel: BEGINNING at a heap of stones on the most Eastern
part of said Farm and adjoining the land of William L. Benedict and
runs thence. First, along the lands of Ross W. Sly and A.D. Demarest
north fifty five and one quarter degrees west seventy-four chains to
the lands of Mary Baird thence second, along the lands of said Baird
south thirteen degrees, East ten chains and eighty links to a heap
of stones on the corner of James A. Benedict lands thence. Third
along said Benedict's line south fourteen degrees East eleven chains
and seventy five links to a stake and stone thence. Fourth south fif-
teen degrees East seventeen chains and forty six links to a stake
and stones thence. Fifth along the lands of said J. A. Benedict and
William Penny south twelve degrees East fifteen chains and twenty-nine
links to the land of Thomas M. Hyatt thence Sixth, along the lands of
said Hyatt and Charles Coats north seventy-six and one half degrees
East seven chains and seventy three links to lands of Ann Eliza Stew-
art thence along said Stewarts land North fifteen degrees East one
chain and ninety five links to a stake and stones thence still along
Stewart's land South seventy eight degrees, East four chains and
eighteen links thence along said Stewart's land and Lands of Gideon
S. Bradners and Bradner brothers lands and the lands of William L.
Benedict, North seventy-six and a half degrees East thirty six chains
and forty seven links to the place of beginning, containing about one
hundred and thirty-four acres of land more or less.

Excepting thereout and therefrom a small strip of land conveyed

124

Second Parcel. BEGINNING at a stake in the line of the lands of the party of the first part and Ezra Sanford and runs thence along said line North seventy seven and one-quarter degrees East four chains and fourteen links to center of highway; thence along the center of said highway South fourteen and one half degrees West one chains and seventy one links; thence North seventy eight degrees West three chains and sixty nine links to the place of beginning, containing three hundred and fifteen, one thousandth ($315/1000$) of an acre of land.

Third Parcel. BEGINNING at the southeast corner of the lands of John Burt in the highway leading from the lands of the Bradner brothers to John Burts, and running thence along said highway south forty four degrees East eleven chains and seventy eight links to a stake and stones; thence along the same South, fifty four degrees East four chains to the lands of James A. Benedict; thence along said Benedict's land north sixty degrees East four chains and twenty-six links to a stake and stones; thence along the same north, sixty seven and three quarter degrees east twenty chains and forty six links to the lands of G. W. Sanford thence along said Sanford's lands north eleven degrees West five chains and sixty six links to a stake and stones, thence (passing through the center of a large rock oak tree standing about one rod from the corner, north eighty four degrees west twenty four chains and thirty nine links to the lands of John Burt, thence along said Burt's lands south, thirty-one and one half degrees west four chains and sixty three links to a stake and thence still along said Burt's lands south sixty-four and three quarters degrees West six chains and eighty five links to the place of beginning, containing thirty-five acres and sixty one one hundredths of an acre.

Excepting thereout and therefrom about $39/100$ of an acre conveyed to Frederick Frazer and Margaret Frazer his wife, by deed dated August 17th 1909, and recorded in Book 520 of deeds at page 411, on January 4, 1911.

Fourth Parcel. BEGINNING at the northwest corner of the lands of Charles Coates (now Agnes S. Wilder) and runs thence south eighteen degrees and thirty minutes west nine chains and sixty-two links to the middle of the highway; thence along the center of said highway north sixty-four and a half degrees west seven chains and forty-one links; thence north thirteen degrees east three chains and ninety-eight links; thence north seventy seven degrees east nine chains and four links to the place of beginning, containing about five acres, more or less.

Excepting and reserving thereout and therefrom about $93/100$ of an acre conveyed by the said George W. Sanford and wife to Charles E. Bowen by deed, bearing date March 31, 1884, and recorded in Orange County records of deeds in Book No. 328 at page 182, on April 9, 1884.

Excepting from the premises hereby conveyed two parcels of land aggregating 1.06 acres, conveyed to Miles Carrington Hannah by John W. Sanford and Wife.

Excepting a lot 125 feet by 75 feet, conveyed to the Home Gas Company and subject to the easement for a gas pipe line heretofore granted to said Home Gas Company, and also to an easement heretofore granted to Central Hudson Gas & Electric Co. for electric power line.

Premises hereby conveyed are subject to a right of way twenty feet in width along the northerly boundary of said premises leading from the Sleepy Valley Road to a lot of 8.02 acres conveyed by Bertha F. Sanford to M. Renfrew Bradner, Jr. and John Henry Bradner, by deed dated Sept. 16, 1938 recorded in Book 1229 page 494.

SUBJECT to Grant to Rockland Light and Power Company recorded December 9, 1953 in Book 1290, Page 437.

SUBJECT also to Grants to Orange & Rockland Electric Company.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

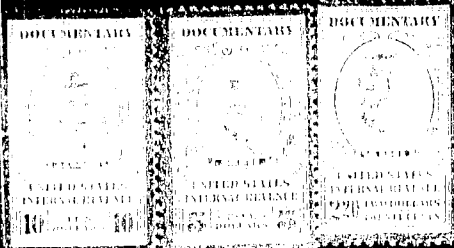
And FRANCES SANFORD BRADNER and ELIZABETH SANFORD LEWIS

the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of



Frances Sanford Bradner
Frances Sanford Bradner

Elizabeth Sanford Lewis
Elizabeth Sanford Lewis



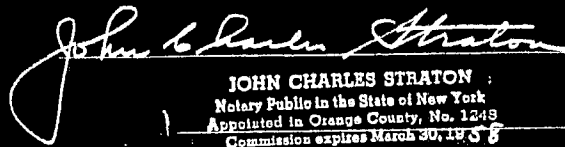
126

State of New York }
County of ORANGE } ss..

On this 7th day of April Nineteen Hundred and
Fifty-Six before me, the subscriber, personally appeared

FRANCES SANFORD BRADNER and ELIZABETH SANFORD LEWIS

to me personally known and known to me to be the same persons described
in and who executed the within Instrument, and they severally duly
acknowledged to me that they executed the same


JOHN CHARLES STRATON
Notary Public in the State of New York
Appointed in Orange County, No. 1248
Commission expires March 30, 1958

A true record entered May 23rd, 1956 at 3:00 P. M.

 Clerk

FORM 227 N. Y. DEED—Covenant Against Grantor with Lien Covenant
(Laws of 1917, Chap. 681, Statutory Form C, Chap. 627 Laws of 1932)

TUTBLANK REGISTERED U.S. PAT. OFFICE
Tuttle Law Print. Publishers, Rufford, Va.

123

This Indenture,

Made the 7th day of April Nineteen Hundred and Fifty-Six

Between FRANCES SANFORD BRADNER, residing at 44 Maple Avenue
Warwick, N. Y. and
ELIZABETH SANFORD LEWIS, residing at 12 East 73rd St.
New York, N. Y.

parties of the first part, and

JOHN WHEELER SANFORD, JR. and DOROTHY A. SANFORD, his wife,
residing in the Town of Warwick, Orange County, New York
(having no street address)

parties of the second part,

Witnesseth, that the parties of the first part, in consideration of

----- One Dollar
(\$ 1.00 - - -) lawful money of the United States, and other valuable
consideration paid by the parties of the second part,

do hereby grant and release unto the parties of the second part,

their heirs and assigns forever, all the undivided right, title and
interest devised to the parties of the first part under the last will
and testament of John Wheeler Sanford, deceased, in and to

ALL those certain pieces, parcels or tracts of land situate in
the said Town of Warwick, County of Orange, and State of New York,
bounded and described as follows:

First Parcel: BEGINNING at a heap of stones on the most Eastern
part of said Farm and adjoining the land of William L. Benedict and
runs thence. First, along the lands of Ross W. Sly and A.D. Demarest
north fifty five and one quarter degrees west seventy-four chains to
the lands of Mary Baird thence second, along the lands of said Baird
south thirteen degrees, East ten chains and eighty links to a heap
of stones on the corner of James A. Benedict lands thence. Third
along said Benedict's line south fourteen degrees East eleven chains
and seventy five links to a stake and stone thence. Fourth south fif-
teen degrees East seventeen chains and forty six links to a stake
and stones thence. Fifth along the lands of said J. A. Benedict and
William Penny south twelve degrees East fifteen chains and twenty-nine
links to the land of Thomas M. Hyatt thence Sixth, along the lands of
said Hyatt and Charles Coats north seventy-six and one half degrees
East seven chains and seventy three links to lands of Ann Eliza Stew-
art thence along said Stewart's land North fifteen degrees East one
chain and ninety five links to a stake and stones thence still along
Stewart's land South seventy eight degrees, East four chains and
eighteen links thence along said Stewart's land and Lands of Gideon
S. Bradners and Bradner brothers lands and the lands of William L.
Benedict, North seventy-six and a half degrees East thirty six chains
and forty seven links to the place of beginning, containing about one
hundred and thirty-four acres of land more or less.

Excepting thereout and therefrom a small strip of land conveyed

124

Second Parcel. BEGINNING at a stake in the line of the lands of the party of the first part and Ezra Sanford and runs thence along said line North seventy seven and one-quarter degrees East four chains and fourteen links to center of highway; thence along the center of said highway South fourteen and one half degrees West one chains and seventy one links; thence North seventy eight degrees West three chains and sixty nine links to the place of beginning, containing three hundred and fifteen, one thousandth ($315/1000$) of an acre of land.

Third Parcel. BEGINNING at the southeast corner of the lands of John Burt in the highway leading from the lands of the Bradner brothers to John Burts, and running thence along said highway south forty four degrees East eleven chains and seventy eight links to a stake and stones; thence along the same South, fifty four degrees East four chains to the lands of James A. Benedict; thence along said Benedict's land north sixty degrees East four chains and twenty-six links to a stake and stones; thence along the same north, sixty seven and three quarter degrees east twenty chains and forty six links to the lands of G. W. Sanford thence along said Sanford's lands north eleven degrees West five chains and sixty six links to a stake and stones, thence (passing through the center of a large rock oak tree standing about one rod from the corner, north eighty four degrees west twenty four chains and thirty nine links to the lands of John Burt, thence along said Burt's lands south, thirty-one and one half degrees west four chains and sixty three links to a stake and thence still along said Burt's lands south sixty-four and three quarters degrees West six chains and eighty five links to the place of beginning, containing thirty-five acres and sixty one one hundredths of an acre.

Excepting thereout and therefrom about $39/100$ of an acre conveyed to Frederick Frazer and Margaret Frazer his wife, by deed dated August 17th 1909, and recorded in Book 520 of deeds at page 411, on January 4, 1911.

Fourth Parcel. BEGINNING at the northwest corner of the lands of Charles Coates (now Agnes S. Wilder) and runs thence south eighteen degrees and thirty minutes west nine chains and sixty-two links to the middle of the highway; thence along the center of said highway north sixty-four and a half degrees west seven chains and forty-one links; thence north thirteen degrees east three chains and ninety-eight links; thence north seventy seven degrees east nine chains and four links to the place of beginning, containing about five acres, more or less.

Excepting and reserving thereout and therefrom about $93/100$ of an acre conveyed by the said George W. Sanford and wife to Charles E. Bowen by deed, bearing date March 31, 1884, and recorded in Orange County records of deeds in Book No. 328 at page 182, on April 9, 1884.

Excepting from the premises hereby conveyed two parcels of land aggregating 1.06 acres, conveyed to Miles Carrington Hannah by John W. Sanford and Wife.

Excepting a lot 125 feet by 75 feet, conveyed to the Home Gas Company and subject to the easement for a gas pipe line heretofore granted to said Home Gas Company, and also to an easement heretofore granted to Central Hudson Gas & Electric Co. for electric power line.

Premises hereby conveyed are subject to a right of way twenty feet in width along the northerly boundary of said premises leading from the Sleepy Valley Road to a lot of 8.02 acres conveyed by Bertha F. Sanford to M. Renfrew Bradner, Jr. and John Henry Bradner, by deed dated Sept. 16, 1938 recorded in Book 1229 page 494.

SUBJECT to Grant to Rockland Light and Power Company recorded December 9, 1953 in Book 1290, Page 437.

SUBJECT also to Grants to Orange & Rockland Electric Company.